

REAL ESTATE IN NEW JERSEY

PENNSYLVANIA RAILROAD

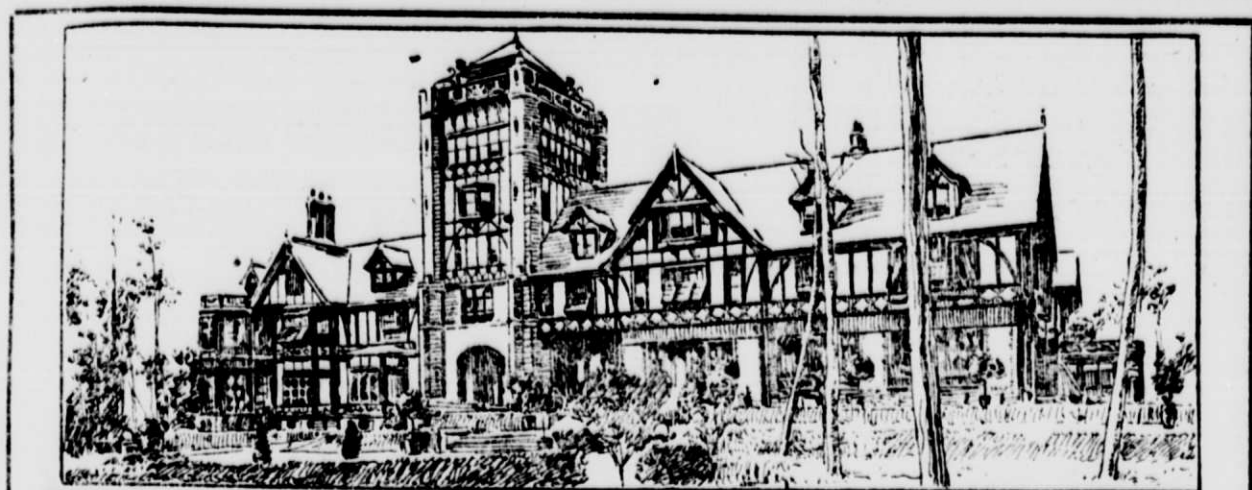
BARGAINS IN HOUSES, LOTS, ACREAGE AND FACTORY SITES

We Guarantee Titles
to Real Estate
Throughout
NEW JERSEY

THE MIDDLESEX TITLE GUARANTEE & TRUST CO.

Map of Middlesex County Free on Application

New
Brunswick,
New Jersey



FOR SALE OR TO LET FOR THE SEASON FURNISHED.

Magnificent country estate of the late Daniel O'Day, known as "Kildysart," at Deal Beach, N. J.
This property adjoins the Deal Golf Club and Deal Lake. House contains 50 rooms. Grounds, 40 acres. Beautiful Italian gardens, conservatory, tennis courts, polo ground, garage, etc.
For further particulars apply to
The Trust Company of America, Trustee, 37 Wall St., New York.



NEPONSET COMPANY OPTIMISTIC

Owners of Rockaway Beach Regard Its Future as Rosy.

There is one place at least where there is no pessimism about the real estate market, and that is in the office of the Neponset Realty Company at 1 West Thirty-fourth street, New York city. This company, which is just opening for sale a tract more than half a mile square on the western part of the Rockaway peninsula, just west of Rockaway Park and Belle Harbor, looks upon the future with optimism.

While the first advertisement of Neponset appeared on March 15 the company reports sales already amounting to more than \$100,000, and prospective buyers indicating a very large increase of that amount within the next sixty days are in sight. The tract has frontage both on the Atlantic Ocean and Jamaica Bay and embraces a beach 150 feet wide of pure white sand, the finest on the Atlantic coast. The bay frontage has been bulkheaded to afford anchorage for yachts, motor boats and rowboats, opening on Jamaica Bay, far famed for yachting purposes.

It is an interesting fact brought out by a study of real estate records that waterfront property in New York city has never shown receding values even in dull times and has always had a market. Add to this the fact that there is a very limited amount of ocean frontage in New York city and that the Neponset company controls much that has not been developed and it is easy to account for the present activity in this section. There is still another fundamental reason, however, for optimistic views in regard to real estate anywhere in the greater city. This was explained by a real estate man yesterday, who said:

"The figures of the last census show that the net gain in population in New York city is at the rate of 20,000 persons every year. This gain is equal to the entire population of the State of Delaware. Homes have to be provided every year for this additional number of residents. Consider what this means. Taking an average of four persons to the family it means that 50,000 new places of residence, either apartments or detached houses, must be provided every year within the confines of the greater city."

"According to the tax office records there are now in the Borough of Brooklyn 20,000 separate parcels of real estate assessed. Were these 50,000 families to occupy detached houses it would mean the addition of a section equal to all Brooklyn every four years. What is the answer to this? The answer is the question: Will real estate values keep going up?"

The growth of New York by decades has been conspicuously centered in some area, due to some large expenditure in improvements, generally of a public character. In one decade the elevated railroad developed Harlem, in another Brooklyn Bridge developed Brooklyn, then the subway developed Washington Heights and the Bronx. What is the answer to this? The answer is the question: Will real estate values keep going up?"

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BEAUTIFUL WOODMERE.

A Superb Development Overlooking the Atlantic.

The most beautiful suburban residential section of New York stretches out in long reaches of fields, meadows, trees and gracefully swelling slopes, emerald green with the new untrod verdure of spring.
Long Island, the garden spot of New York, is richly endowed with nature's gifts and affords an unlimited variety of shore, forest and meadow land, beautiful residential districts, large private estates and picturesque little villages, quaint as a century ago when smugglers found safe harborage in the many bays and inlets.
Superb in all its artistic surroundings, Woodmere, Long Island, conceded by public opinion to be by far the most beautiful park land suburb in all this world renowned island, stands unique in its attractions.

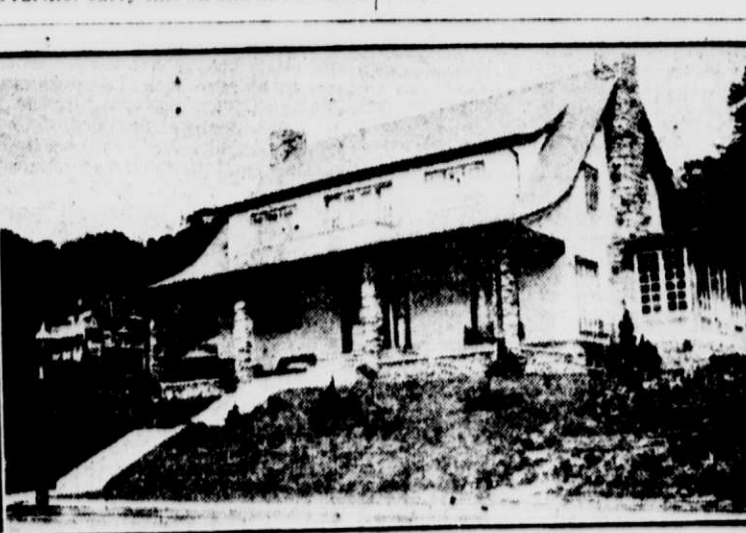
Nature and man have combined to give this place everything that heart could desire or necessity dictate. Located on the south shore, in the very doorway of New York, it is only thirty-five minutes distant from Broadway, with eight electric trains daily.
Woodmere, with the veritable forest and ocean which its name proclaims, is a suburb of distinctively artistic homes, embracing the charming features of country and seashore life. Its beautiful landscape vistas reveal some of the best features of many picturesque country places of the Old World. Its artistic homes, nestled among the trees and overlooking the Atlantic, are modernized reproductions of Colonial, English, German, Italian and Swiss types.
Fine old elms and stately oaks and the rolling character of land have afforded an unparalleled opportunity to skilled landscape architects to secure and effect most striking and unusual results throughout this picturesque shorefront woodland.
The social life of Woodmere is in keeping with its great natural attractions. Its charming homes are occupied by many prominent families, and its admirably equipped country club house offers ample

RIVERVIEW MANOR CHARMING.

Ideal Cooperative Home Colony Near New York.

The Hastings Homes Company has seemingly solved one of the very difficult problems which beset developers of large tracts by the establishment of a unique building plan founded on sound business lines. Too frequently cooperative propositions are so involved as to make them worthless, but the plan of the company is most practical and serves both owner and builder with opportunities for saving.

River View Manor, the property of the Hastings Homes Company, is most peculiarly a home settlement and not speculative building is permitted. Within the last two years more than eighty homes have been constructed by the owners themselves. This has brought about a diversified character of architecture most pleasing and has got away entirely from the usual development.
To further carry this on and at the same



TYPE OF HOUSE IN RIVERVIEW MANOR, HASTINGS-ON-HUDSON.



METUCHEN, N. J.

MAIN LINE P. R. R.

New House containing 10 rooms, large reception hall, open fireplace, steam heat, electric light and pipes, etc. Well cultivated garden with fruit trees, stable and carriage house, living rooms for coachman. This property has every convenience.

NEW BRUNSWICK, N. J.

Country Residence containing 16 rooms, 4 acres of ground, 15 minutes from P. R. R. Depot.

Farms, City Lots, Wharfe along Raritan Canal, Good Factory Site.

HARKINS & VICTORY

National Bank Building, New Brunswick, N. J.



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National Bank Building, New Brunswick, N. J.

The Biggest Show Ever Held in the Garden. Every Person Interested in Owning Real Estate or in Building, Furnishing or Improving the Home Will Attend the

SECOND ANNUAL REAL ESTATE AND IDEAL HOMES SHOW

To Be Held at
Madison Square Garden, New York,
April 26 to May 3, 1911

Afternoon and Evening Sessions
CONCERTS BY QUINTANO'S ROYAL VENETIAN BAND
A. Middleton Slaughter, President.
Edward E. Haskell, Secretary.

INTEREST ON AWARDS PRELIMINARY.

City Must Pay for Change of Grade Damages From Date of Change.

The Appellate Division of the Supreme Court has upheld the statute passed by the last Legislature requiring the city to pay six per cent. interest upon awards for change of grade damages from the time that the change of grade was made instead of from the time the court approved of the award. As a result of the decision the Central Trust Company, as trustee under the will of Jason Rogers, will collect interest on an award of \$100,000 since 1904 for damage to property in Morrisania.

The city opposed the payment of the interest on the ground that nearly \$1,000,000 in interest is involved, some of the cases dating back twenty-seven years. The city contended that last year's statute does not apply here, because it is an amendment to the highway law, and the highway law does not apply to the city of New York. It was also alleged that the Central Trust Company was responsible for the passage of the law in order that it might collect the interest on the Rogers award.

The trust company submitted to the court a memorandum written by Gov. Hughes last year approving the bill before its passage. Gov. Hughes pointed out that under the then existing statutes an owner of property could not collect interest for the time he was waiting for the award to be paid, and the proposed bill remedied such a defect.

"I regard the bill as an act of justice," said Gov. Hughes.
The Corporation Counsel set forth that between 1880 and 1890 awards are involved, some of which run back to 1880, but in most cases the period is from 1890 to 1905. One claim of \$250,000 will carry interest from 1898, if allowed.

Spring Opening Up Well at Larchmont.
The opening of the spring season has stirred up a sudden activity and boom in real estate in fashionable Larchmont, many important sales and transfers of property having been effected in the last two weeks, and several others of equal importance are pending.

The real estate agents here report many early rentals for the coming season and prospects are very bright at present for a very active season. Edward C. Griffin and P. H. Collins have sold for Eustis L. Hopkins the handsome property on Beach and Grove avenues, consisting of a modern house and garage and an acre of ground, to Mr. William Schlemmer of New York. Mr. Hopkins intends to erect a handsome dwelling on his property on Prayer Point.

The same firm sold the McGreehey residence, corner of Ocean and Larchmont avenues, for the James McGreehey Realty Corporation of New York to Mr. R. H. Hooker of Larchmont; also a parcel of a little over an acre and a quarter of Sound shore property on Prayer Point for Charles P. Larchmont for Rudolph J. Schaefer of New York, who will erect a handsome residence there. They have sold the Dorland property on Prayer Point, consisting of a fine house and stable and about half an acre of land to Max B. Kaesche of Larchmont, and also negotiated the rental of the Keweenaw place, one of the finest residences in Larchmont, to Mr. Joseph R. Grismer of New York. Mr. Grismer has leased the place for a number of years and intends to make Larchmont his permanent home. Mr. Grismer is the shepherd of the Lamb Club of New York and is well known in the theatrical world.

Back After the Fire.
The building at No. 245 Broadway, which was damaged in the spectacular fire on January 12, has been remodelled and rebuilt and is now open for business. The new building is a handsome structure, and the much improved premises that have been so long associated with Cook's Tours.

23 MINUTES FROM NEW YORK ON PENN. R. R.



ROUTLEDGE PARK, ELIZABETH, N. J.

Beautiful homes, high class environs, choice location, surrounded by magnificent residences and forming a part of Elizabeth's well known and finest residential section. Only 23 minutes walk from N. Y. City. Newark, N. J. depot. Road to Elizabeth, N. J. North Avenue. A grand opportunity to combine the pleasantness of suburban life with all city improvements and advantages. Only a few choice lots and houses still for sale. These can be bought at exceptionally low prices and reasonable terms.

New and Attractive House FOR SALE

On Kilsyth Road, "Routledge."

9 rooms, beautifully decorated, double hardwood floors, open fireplace, hard wood trim, G. & E. light, steam heat. Just the home you have longed for. Don't miss this.

WALTER B. PERKINS CO., - 215 Broad Street, Elizabeth, N. J.



Main Office at Metuchen.

Write us concerning your wants in Real Estate or Insurance.

THE TRUMAN T. PIERSON CO., Metuchen, N. J.

Branch Offices at Perth Amboy and New Brunswick.

FOR SALE AT METUCHEN.

Five country residences from \$7,000 to \$14,000, on easy terms.

Two small farms, price from \$6,000 to \$8,000.

A number of small cottages, price from \$4,000 to \$5,000.

Two factory sites for sale adjoining Lehigh Valley and Penn. R. R., within five minutes of freight and passenger station.

Have on hand a number of choice lots within five minutes walk from depot.

FRANK B. SMITH, Dealer in Real Estate.

P. O. Box 253, METUCHEN, N. J. Telephone 22-W.

ROYAL VENETIAN BAND

Will Make Their First Appearance at the Real Estate and Ideal Homes Show.

Rapid progress is being made by the officials of the Real Estate and Ideal Homes Show in arranging the preliminary details for this year's exhibition. The general scheme for the decorations has been decided upon and every exhibitor will be supplied with a number of evergreen trees to be placed alongside the booths.

In regard to the musical programme, it has been arranged for the Royal Venetian Band to make their first New York appearance at the show and to give daily concerts during the afternoon and evening. It is expected also that the Woodmere Realty Company, who have leased the concert hall, will give prospective homebuyers looking over their photographic display an opportunity to hear a number of well known soloists and musicians.

Among the spaces reserved for this week were two for the Ricketts-Finlay Realty Company, who will have an attractive exhibit showing their various Long Island properties. The decorators have already started work on the display for the Neponset Realty Company, who intend to show the various types of houses they are building, together with paintings showing the outlook on the ocean and bay sides of their development at Neponset.

Numerous inquiries have been received from brokers and boards of trade throughout the country and it now looks as though many out of town, realty men will visit New York during show week.

Riverside Acres.

A new development which will be no inconsiderable item in furthering the popularity of Westchester county, with the suburban home dweller is now being offered to the public by the New York Central Realty Company. It comprises an area of about one hundred and sixty acres, situated along both sides of the Westchester and Hudson Rivers, and is ideally adapted for the use of the resident who can afford a reasonably large plot of ground and a more or less pretentious home. Riverside Acres, as it is called, is conveniently located for access from New York city by railroad, trolley or automobile. It embraces a section of unusual scenic beauty, and slope to the shore of Long Island Sound, offers docking privileges to the resident who contemplates the pleasure of motor boating and yachting, and vies with the most desirable of suburban home life. Riverside Acres will be sold in plots of not less than one acre and building operations will be rigidly restricted to one family residence with a minimum cost of \$7,500. The ground improvements will be in keeping with the proposed character of the property. Approximately in the center of the property a small park is being laid out with gravelled walks, running water, fountains, well kept lawns and tennis courts for the exclusive use of the residents.

Apply to C. C. CAMPBELL, Metuchen, N. J.

PRINCETON FARM AGENCY

Princeton, N. J.

Farms of all kinds in vicinity of Princeton and Trenton, good buildings, rich soil, cheapest and most attractive farming section within commuting distance of New York. Write for SPECIAL BROS. N.S.

\$5,000—\$5,000 To Be Divided Among 50 Purchasers At Our Opening Sale at

Booynton Beach Heights Port Reading, N. J.

HERE IS YOUR CHANCE! Try It! You May Win!

In order to advertise our beautiful development of Booynton Beach Heights we will give to the 50 persons who purchase a lot in the tract a chance to win a cash prize of \$5,000, which will be the prize for the full value of a cash payment of \$5,000 for a lot in Booynton Beach Heights.

Booynton Beach Heights is located between Port Reading, Woodbridge, Seward and Perth Amboy. Six minutes walk from the Port Reading Station, on the Jersey Central Railroad; 10 minutes walk from Woodbridge on the Pennsylvania Railroad and 20 minutes walk from New York with Tunnel connection.

Some of the largest manufacturing concerns in the United States are located in the immediate vicinity of our property.

Houses for sale on the property ready for occupancy, with all modern improvements.

DAILY EXCURSIONS. Call or write for free railroad tickets.

Metuchen Realty and Improvement Company.

26 Cortlandt Street, New York City.

Telephone 1812 Cortlandt.

Contest closes April 8.

AT METUCHEN, N. J.

Attractive homes for sale with all modern improvements, beautifully shaded with fruit trees of various kinds, near station, and on highest point of land on the P. R. Road between New York and Philadelphia. Prices range from \$2,500 to \$10,000. Apply to C. C. CAMPBELL, Metuchen, N. J.